Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John James Shepherd
513 Harding Place
Nashville, Tennessee 37211

BILL GARRETT, Davidson County
Trans:T20130100281 DEEDWARR
Recvd: 11/26/13 15:38 2 pgs
Fees:13.00 Taxes:749.25
20131126-0121573

SEND TAX BILL TO:
Owner

MORTGAGEE:

_____

_____

_____, _____ _____

MAP **147-020**
GROUP
PARCEL **179.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe S. Byrd and wife, Valerie Wilson Byrd**, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John James Shepherd, unmarried and Sarah Stefanow, unmarried, as joint tenants in common with right of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Section Two Battery Crest, of record in Plat Book 2900, page 132, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joe S. Byrd by deed from THI, LLC, dated 5/25/07 and recorded 5/30/07 of record in Instrument No. 20070530-0063896, Register's Office for Davidson County, Tennessee. The said Joe S. Byrd has since married Valerie Wilson Byrd and she joins in the conveyance to convey any and all interest that she may have in the referenced property.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **513 Harding Place, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **22nd** day of **November, 2013.**

Joe S. Byrd

Valerie Wilson Byrd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Joe S. Byrd and wife, Valerie Wilson Byrd**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of November, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $202,500.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of November, 2013.

NOTARY PUBLIC

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

My Commission Expires: